



PAUL GRAHAM

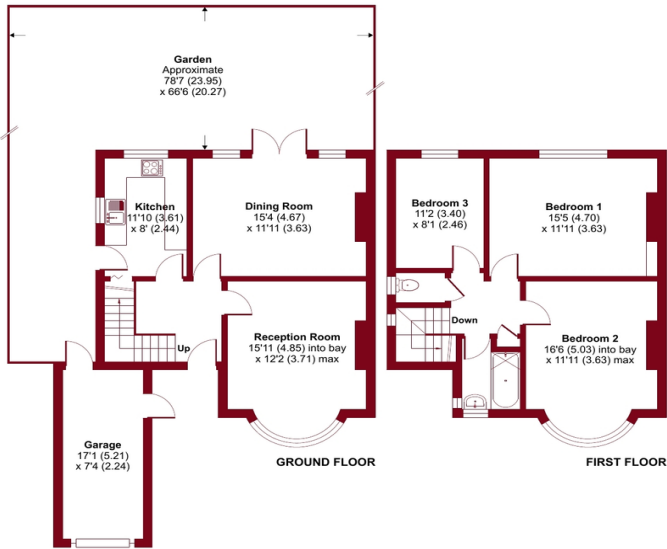


60 Carshalton Park Road, Carshalton, SM5 3SS | Guide Price £670,000 Freehold

Discover the potential of this substantial 3-bedroom semi-detached house nestled in the heart of Carshalton Village. Offering ample scope for further development, subject to planning permissions, this home presents a blank canvas for customization. Two spacious reception rooms, a large kitchen, and a garage provide practical living spaces, while three sizable bedrooms offer comfort for the whole family. Outside, enjoy the tranquillity of private front and rear gardens with the added bonus of off street parking to the front. Ideally located within walking distance of transportation, schools, and parks, residents can embrace the vibrant atmosphere of Carshalton Village and explore nearby green spaces such as Carshalton Park, Grove Park, and The Ponds. With excellent transport connections.

Carshalton Park Road, Carshalton, SM5

Approximate Area = 1169 sq ft / 108.6 sq m
 Garage = 126 sq ft / 11.7 sq m
 Total = 1295 sq ft / 120.3 sq m
 For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 15' 11" x 12' 2" (4.85m x 3.71m)

DINING ROOM 15' 4" x 11' 11" (4.67m x 3.63m)

KITCHEN 11' 10" x 8' 0" (3.61m x 2.44m)

GARDEN 78' 7" x 66' 6" (23.95m x 20.27m)

GARAGE 17' 1" x 7' 4" (5.21m x 2.24m)

LANDING

BEDROOM 1 15' 5" x 11' 11" (4.7m x 3.63m)

BEDROOM 2 16' 6" x 11' 11" (5.03m x 3.63m)

BEDROOM 3 11' 2" x 8' 1" (3.4m x 2.46m)

BATHROOM

WC

OFF ROAD PARKING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Paul Graham. REF: 1109130



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

CARSHALTON

Residential Sales
 62 - 64 High Street
 Carshalton
 Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
 3 Wallington Square
 Woodcote Road
 Wallington
 Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk